

02-0-1357

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-02-18
7-16-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-12.005(1)(h) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Single Room Occupancy Residence** is hereby approved. Said use is granted to **Curt P. Flaherty** and is to be located at **2275-2285 Metropolitan Parkway, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **102** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lot 102 of the 14th District, City of Atlanta, Georgia and being more particularly described as follows:

Beginning at an Iron Pin set at the intersection of the northerly right-of-way of Avery Road, being 40 feet in width and the westerly right-of-way of present Metropolitan Parkway (formerly Stewart Avenue), being 60 feet in width;

THENCE along the northerly right-of-way of Avery Road, North 89 degrees 10 minutes 00 seconds West for a distance of 238.400 feet to a point;

THENCE along the northerly right-of-way of Avery Road, North 89 degrees 29 minutes 30 seconds West for a distance of 161.600 feet to an iron pin set;

THENCE leaving the northerly right-of-way of Avery Road along the property of the City of Atlanta, North 01 degrees 55 minutes 02 seconds East for a distance of 400.920 feet to an iron pin set at on the property line of Rodney Eugene Edwards property;

THENCE along the property line of Rodney Eugene Edwards, South 89 degrees 10 minutes 00 seconds East for a distance of 399.980 feet to an iron pin set on the westerly right-of-way of present Metropolitan Parkway;

THENCE along the westerly right-of-way of present Metropolitan Parkway, South 01 degrees 55 minutes 02 seconds West for a distance of 400.000 feet to the Beginning Point;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.67 acres.

